

025.0

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0011.0

Map

Block

Lot

1 of 1

Residential

CARD

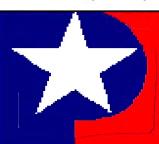
ARLINGTON

Total Card / Total Parcel

1,009,100 / 1,009,100

1,009,100 / 1,009,100

ASSESSED: 1,009,100 / 1,009,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CLEVELAND ST, ARLINGTON

OWNERSHIP

Owner 1:	CAMPBELL CYNTHIA A & ERICA L	Unit #:	
Owner 2:	TRS/WENDY E CAMPBELL IRREVOCA		
Owner 3:	TRUST		

Street 1: 12 CLEVELAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL WENDY E -
Owner 2:	-

Street 1: 12 CLEVELAND ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains 5,198 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Asbestos Exterior and 3622 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5198	Sq. Ft.	Site			0	80.	1.11	1									460,751						460,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							16164
							GIS Ref
							GIS Ref
							Insp Date
							07/05/17

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	548,800	0	5,198.	460,800	1,009,600	1,009,600
2019	104	FV	417,100	0	5,198.	489,500	906,600	906,600
2018	104	FV	417,100	0	5,198.	357,100	774,200	774,200
2017	104	FV	375,300	0	5,198.	311,000	686,300	686,300
2016	104	FV	375,300	0	5,198.	264,900	640,200	640,200
2015	104	FV	334,100	0	5,198.	259,200	593,300	593,300
2014	104	FV	334,100	0	5,198.	213,100	547,200	547,200
2013	104	FV	347,700	0	5,198.	202,700	550,400	550,400

Parcel ID 025.0-0001-0011.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL WENDY	56536-310		3/1/2011	Convenience		1	No	No	
	13851-42		12/5/1979				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	997	Solar Pa	16,320		7/31/2016			Install roof mount
8/15/2006	708	Re-Roof	10,000			G8	GR FY08	
9/25/1995	562	Manual	4,000					REPAIR TO CELLAR
2/26/1995	75	Manual	10,000					REBUILD FOUNDATION
2/7/1995	44		15,000					FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
3/25/2009	Meas/Inspect	189	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

